087.0	0005	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	905,500 /	905,500
USE VALUE:	905,500 /	905,500
ASSESSED:	905,500 /	905,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINN JOHN T & MARYJANE N
Owner 2:	
Owner 3:	
Street 1:	75 CUTTER HILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,123 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 2551 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8123.000	440,300	600	464,600	905,500
Total Card	0.186	440,300	600	464,600	905,500
Total Parcel	0.186	440,300	600	464,600	905,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.92 | /Parcel: 354.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55166
GIS Ref	
GIS Ref	
Insp Date	01/06/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0005-0001.A

!7094!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	440,300	600	8,123.	464,600	905,500	905,500	Year End Roll	12/18/2019
2019	101	FV	332,100	600	8,123.	431,400	764,100	764,100	Year End Roll	1/3/2019
2018	101	FV	332,100	600	8,123.	431,400	764,100	764,100	Year End Roll	12/20/2017
2017	101	FV	332,100	600	8,123.	378,300	711,000	711,000	Year End Roll	1/3/2017
2016	101	FV	332,100	600	8,123.	345,100	677,800	677,800	Year End	1/4/2016
2015	101	FV	324,400	600	8,123.	305,300	630,300	630,300	Year End Roll	12/11/2014
2014	101	FV	324,400	600	8,123.	288,700	613,700	613,700	Year End Roll	12/16/2013
2013	101	FV	324,400	600	8,123.	274,800	599,800	599,800		12/13/2012

PRINT

Date	Time
12/10/20	21:46:19

LAST REV

Date	Time
07/26/16	14:29:43
ekelly	

USER DEFINED

Prior Id # 1:	55166
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7094

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20710-557		8/1/1990		275,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2015	670	New Wind	12,392		6/11/2015			Replace 6 windows.
10/14/2005	958	Dormers	170,000			G7	GR FY07	REDO KIT & BTH ADD
8/10/2004	718	Manual	28,000					retaining wall

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Permit Insp	PC	PHIL C
1/6/2009	Meas/Inspect	189	PATRIOT
4/4/2000	Measured	263	PATRIOT
8/5/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8123		Sq. Ft.	Site		0	70.	0.82	12									464,583						464,600	

Total AC/HA:	0.18648	Total SF/SM:	8123	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	464,583	Spl Credit		Total:	464,600

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06156290
Const Adj.:	1.00139987
Adj $ / SQ:	132.881
Other Features:	114000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540968
Depreciation:	100620
Depreciated Total:	440348

COMMENTS

SHOWER IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

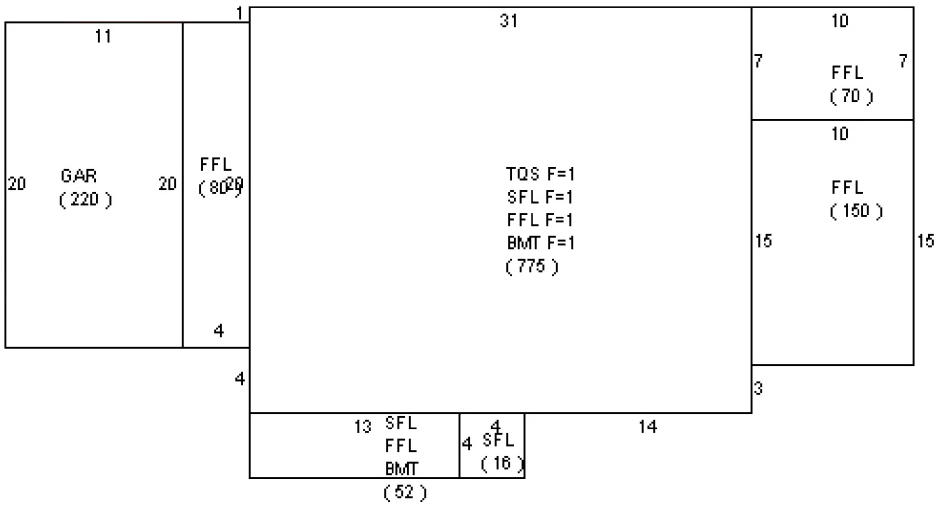
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.17
Special Features:	0	Val/Su Net:	122.37
Final Total:	440300	Val/Su SzAd	172.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,127	132.880	149,757
SFL	Second Floor	843	132.880	112,019
BMT	Basement	827	39.860	32,968
TQS	3/4 Story	581	132.880	77,237
GAR	Garage	220	26.400	5,808

Net Sketched Area:	3,598			Total:	377,789
Size Ad	2551.25	Gross Are	3792	FinArea	2551

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12 X 12	A	AV	2003	4.85	T	12.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	
				Total:	600